

BILL NO. G-68-04- 21

GENERAL ORDINANCE NO. G 14-68

AN ORDINANCE amending the Minimum Housing Code to eliminate the sharing of water closets, lavatories, bathtubs and showers for more than one dwelling unit; and to define maintenance requirements.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,  
INDIANA:

SECTION 1. Section 4 of General Ordinance G-68 adopted on October 10, 1961, appearing as Section 54 of Chapter 13 of the Municipal Code of the City of Fort Wayne, Indiana, and commonly known as the Minimum Housing Code, is amended to read as follows:

No person shall occupy as owner-occupant or let to another for occupancy any dwelling or dwelling unit, for the purpose of living, sleeping, cooking, or eating therein, which does not comply with the following requirements:

- (a) Every dwelling unit shall contain a kitchen sink in good working condition and connected to a water and sewer system approved by the enforcement agency.
- (b) Every dwelling unit shall contain a room which affords privacy to a person within said room and which is equipped with a flush water closet and a lavatory basin in good working condition and connected to a water and sewer system approved by the enforcement agency.
- (c) Every dwelling unit shall contain, within a room which affords privacy to a person within said room, a bathtub or shower in good working condition and connected to a water and sewer system approved by the enforcement agency.

- (d) Every kitchen sink, lavatory basin, and bathtub or shower required under the provisions of Sub-sections (a), (b), and (c) of Section 4 of this ordinance shall be connected with both hot and cold water lines.
- (e) Every dwelling unit shall be supplied with rubbish storage facilities, type and location of which are approved by the enforcement agency.
- (f) Every dwelling unit shall have garbage disposal facilities or garbage storage containers, type and location of which are approved by the enforcement agency.
- (g) Every dwelling shall have supplied water-heating facilities which are installed, are maintained in safe and good working condition, are connected with the hot water lines required under the provisions of Sub-section (d) of Section 4 of this ordinance, and are capable of heating water to such a temperature as to permit water to be drawn at every required kitchen sink, lavatory basin, bathtub or shower at a temperature of not less than 120° F. Such supplied water-heating facilities shall be capable of meeting the requirements of this Sub-section when the dwelling or dwelling unit heating facilities required under the provisions of Sub-section (e) of Section 5 of this ordinance are not in operation.
- (h) Every dwelling unit shall have safe, unobstructed means of egress leading to safe and open space at ground level, as required by the laws of this state and this City of Fort Wayne.

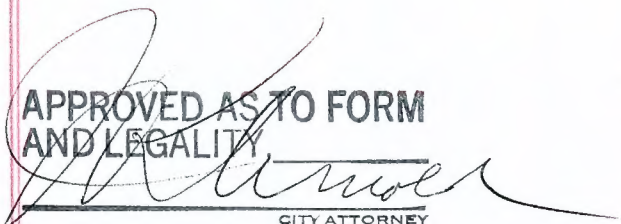
SECTION 2. Section 6 (a) of said Ordinance, appearing as Section 56 (a) of Chapter 13 of said Municipal Code, is hereby amended to read as follows:

Every foundation, floor, wall, ceiling and roof shall be weather tight, water tight, and rodentproof. All exterior walls and wall components shall be maintained so as to prevent deterioration due to the elements and destructive insects. Such maintenance shall consist of painting, installation or repair of walls, copings, and flashing, waterproofing of joints and water proof coatings, and shall be kept in good repair.

SECTION 3. This Ordinance shall be effective from and after its adoption by the Common Council and approval by the Mayor.



APPROVED AS TO FORM  
AND LEGALITY

  
CITY ATTORNEY



# City of Fort Wayne

ROMAN  
Building Commissioner  
100 North Main Street

March 26, 1968

Bob Arnold  
1120 Lincoln Bank Tower  
Fort Wayne, Indiana

Dear Mr. Arnold,

Below you will find the recommended changes of the Minimum Housing Code that are needed for better enforcement, and also to meet the requirements to have our workable program accepted by HUD in the coming year.

In Section 4, titled MINIMUM STANDARDS FOR BASIC EQUIPMENT AND FACILITIES, Sub-section B & C, we would like to have eliminated the portion in parenthesis which reads "except as otherwise permitted under Sub-section 4 D of this section"; also the reference of Section 4 D that is in Sub-section 4 E; and then eliminate all of Sub-section 4 D.

Next, in Section 6, Sub-section A, we would like to have it read as follows:  
"Every foundation, floor, wall, ceiling and roof shall be weather tight, water tight, and rodentproof. All exterior walls and wall components shall be maintained so as to prevent deterioration due to the elements and destructive insects. Such maintenance shall consist of painting, installation or repair of walls, copings and flashing, waterproofing of joints and water proof coatings, and shall be kept in good repair."

Any assistance that you can give us to speed this through will greatly assist us in our further work of Minimum Code enforcement.

Very truly yours,

*T.E. Roman*  
BUILDING DEPARTMENT  
T.E. ROMAN: Building Commissioner  
TEY:pg





Bill No. G-68-04-21

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance

amending the Minimum Housing Code to eliminate the sharing of water closets,  
lavatories, bathtubs and showers for more than one dwelling unit; and to  
define maintenance requirements,

have had said Ordinance under consideration and beg leave to report back to the Common  
Council that said Ordinance DO PASS.

PHIL A. STEIGERWALD, Chairman

CELIA ANN FAY, Vice-Chairman

THOMAS G. ADAMS

JOHN H. ROBINSON

EDWIN J. ROUSSEAU

*Phil A. Steigerwald*  
*Celia Ann Fay*  
*Thomas G. Adams*  
*John H. Robinson*  
*Edwin J. Rousseau*

CONCURRED IN  
DATE 4-23-68 FUAD G. BONAHOOM, CITY CLERK

Read the first time in full and on motion by Steigerwald seconded by Fay and duly adopted, read the second time by title and referred to the (Committee on) Regulations (and to the City Planning Commission for recommendation) (and Public Hearing to be held after due legal notice, at the Council Chambers, City Hall, Fort Wayne, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 1968, at \_\_\_\_\_ o'clock ~~P.M., E.S.T.~~

Date: 4-9-68

Fuad G. Bonahoom  
City Clerk

Read the ~~third~~ time in full and on motion by Steigerwald seconded by W. H. Tipton and duly adopted, placed on its passage.  
Passed (~~NOT~~) by the following vote:

AYES 8, NAYS 0, ABSTAINED \_\_\_\_\_, ABSENT \_\_\_\_\_ to-wit:

Adams	<u>/</u>	_____	_____	_____
Dunifon	<u>/</u>	_____	_____	_____
Fay	<u>/</u>	_____	_____	_____
Geake	<u>/</u>	_____	_____	_____
Nuckols	<u>abs</u>	_____	_____	_____
Robinson	<u>/</u>	_____	_____	_____
Rousseau	<u>/</u>	_____	_____	_____
Steigerwald	<u>/</u>	_____	_____	_____
Tipton	<u>/</u>	_____	_____	_____

Date 4-23-68

Fuad G. Bonahoom  
City Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. 9-14-68

on the 23<sup>rd</sup> day of April, 1968.

ATTEST: (SEAL)

Fuad G. Bonahoom  
City Clerk

Jack R. H. Dunifon  
Presiding Officer

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24<sup>th</sup> day of April, 1968 at the hour of 10:00 o'clock A.M., E.S.T.

Fuad G. Bonahoom  
City Clerk

Approved and signed by me this 24<sup>th</sup> day of April, 1968 at the hour of 11:23 o'clock A.M., E.S.T.

Harold S. Zeis  
Mayor